



FY 2002 – 3rd Quarter Report

FACILITIES MANAGEMENT DEPARTMENT (FMD)

This quarterly report presents the status of major projects managed by Maricopa County's FMD. It is presented as a service to our customers. Additional information is available from the FMD project manager listed in parentheses after each project description.

DOWNTOWN PHOENIX SUPERIOR COURT COMPLEX

- The Design & Construction Division continues to assist the Court in planning and budgeting the remodeling of the Old Courthouse building. Building permits for the code and utility upgrades are in place. Phase 2 utility upgrades are underway. (Larry Sorenson – 6 6764)
- Central Court Basement – Installation of an ice machine for the Superior Court Complex is complete. (John Stover – 6 4153)
- Energy Systems Design has completed an engineering study of the domestic water system in the East Courts. A project to upgrade the wastewater collection system in the East Court – Food Court Facility has begun. Design is scheduled for completion in April 2002. (John Stover – 6 4153)
- The revolving door at the Change of Venue restaurant has been replaced. (John Stover – 6 4153)
- Design has started on a project to install a new fire pump in the West Court Facility. Design is scheduled to be completed in April 2002. (John Stover – 6 4153)
- Design and Construction Division has begun a project to remove the asbestos and provide a facelift to the East Courts and associated hallways/offices. (Elliot Bloom – 6 8175)
- Replacement of the double duct and variable air volume boxes – Central Court Building Design Construction documents are scheduled to be completed by the end of March, 2002. Construction is scheduled to begin in May and be completed by December 2002. (Bob Kegel – 6 6634)
- A Life Safety Study is underway in the East, Central, West Courts and Auditorium. Scheduled completion is May 2002. (Bob Kegel – 6 6634)
- Design is underway to replace the two old 500KW emergency generators at the West Courts Building. Design completion schedule is May 2002. This phase of the project is design only; construction funding will be for FY04. (Percy Costes – 6 6628)
- The 900KW emergency generator load bank cutover circuit at the West Courts Building is under construction. Project is scheduled for completion by April 2002. (Percy Costes – 6 6628)
- Code and Safety upgrades at the lower and plaza levels of all 3 buildings have begun. Phased construction will begin in July/August 2002. Phased construction will continue through the early months of 2003. (Larry Sorenson – 6 6764)
- East and Central Court Tower exterior sealant replacement is underway. West Court will bid in April 2002. This involves removal and replacement of caulk in the joints between the concrete panels that make up the exterior skin of the buildings. (Larry Sorenson – 6 6764)

- FMD is raising the height of the air intake walls at the Madison Street entrance of the Central Courts Building. Drawings to be complete April 1, 2002. (Bob Metelits – 6 6624)
- FMD will be replacing the roofing on all the 1-story structures which comprise the Downtown Superior Court Complex. Bids were received at the end of March and the completion of work is expected 90 days after notice to proceed. (Bob Metelits – 6 6624)
- Negotiating new lease for Superior Courts, central Phoenix. (Tony Chavez – 6 4282)

JUVENILE DETENTION/COURTS

- Durango Juvenile Facility – Boiler Upgrade Phase Two is in the design document phase. The project scope has been revised. LSW Engineers is reviewing revised scope. Final documents are due April 15, 2002. Bidding to be done April/May 2002. Construction is due to begin June 1, 2002. (Tony Gasca – 6 8199)
- Juvenile Administration Building – New electrical services, switchgear and panel boards are being installed by AJP Electric and will be complete by April 2002. (Ken Jones – 6 6060)
- Operations & Maintenance is nearing completion of the chilled water consolidation project which was undertaken to conserve energy by reducing the total number of air conditioning systems in use and to provide more control over the system based on ambient outside conditions. (Randy Despain – 6 4798)
- Building 1704, Juvenile Probation – The present building is to have all asbestos removed, and refurbished with a new air conditioning system, new floor covering, new ceiling, new windows and roof. Construction documents will be completed July 2002. Construction will be complete June 2003. (Bob Kegel – 6 6634)
- Negotiating new lease for Juvenile Facilities Transition Team in Central Phoenix. (Tony Chavez – 6 4282)

JUSTICE COURTS

- A new justice court is being planned for the Gilbert area. The court will be part of a new City of Gilbert Public Safety Complex. The court will be located on the ground floor of Courts/Prosecutor Wing and will share the area with the City of Gilbert Municipal Courts. The County will lease space from the City of Gilbert for this court. The project was bid in September 2001. Current project completion is approximately 25%. Occupancy is scheduled for May 2002. Efforts to complete an Inter-Governmental Agreement with the City of Gilbert have been unsuccessful to date. (Manny Marti – 6 4235)
- A 10,768 sq ft lease has been negotiated for a new West Tempe Justice Court and has been approved by the BOS. Tenant improvements have begun. Scheduled completion is late May 2002. (Jaime Fontes – 6 1067)
- Planning managed the programming, design and installation of systems furniture for Justice Courts Administration. Recycled furniture components were incorporated into the project. (Richard Imburgia – 6 1730)

SHERIFF/JAILS

- FMD Director and staff continue to work with Criminal Justice Facilities Development Department (CJFDD) in construction of new Jail facilities. Jail projects are updated monthly by CJFDD. (Norm Hintz – 6 8227, Rick Barker – 6 8194)
- Durango site – General erosion control site work is bidding now. Completion is anticipated in June 2002. (Larry Sorenson – 6 6764)

- **Durango Jail – HVAC renovation for five housing units (D3, D4, D5, D6 and D7) is in construction phase. (Tony Gasca – 6 8199)**
- **Durango Jail – Refrigerant monitor and purge exhaust system is on hold pending results of study by Energy System Design, Inc of the hot water systems. (Tony Gasca – 6 8199)**
- **Towers Jail – Replace air wash units: All units are installed. Controls work is approximately 25% complete. Project completion estimated in mid-April. (Tony Gasca – 6 8199)**
- **Towers Jail – Design for ADA Modifications at Towers Jail was completed by SGS+ Architects and is ready to go to permitting and bid by July 1, 2002, if required by MCSO. (Alicia Hernandez – 6 6645)**
- **Durango Jail – Design for ADA Modifications at Durango Jail have been completed by SGS+ Architects and are ready to go to permitting and bid by July 1, 2002, if required by MCSO. (Alicia Hernandez – 6 6645)**
- **Madison Street Jail – Construction for ADA modifications at Madison Street Jail Pod C was awarded to Candle Construction. Construction is scheduled to begin April 1, 2002. (Alicia Hernandez – 6 6645)**
- **MCSO Training Facility – The design/build team selection process is complete. Board action requesting authorization to award is pending. Award anticipated in mid-April. (Larry Sorenson 6 - 6764)**
- **Durango Jail Re-roof – Request for professional services from Craig Walling, Architect, Inc. to provide design and specification to re-roof pods. (Bob Metelits – 6 6624)**
- **Durango Central Heating Plant – Engineers have been retained. Design repairs is to be completed April 1, 2002. Construction documents are scheduled for completion June 30, 2002. Project is to be bid September 2002. (Bob Kegel – 6 6634)**
- **Sheriff's Computer Room in Admin Building Basement – Design for HVAC improvement was completed in March 2002. Construction to be completed by June 2002. (Bob Kegel – 6 6634)**
- **Towers Jail Re-roofing – Pods 1 – 5 – Craig Walling, Architect, Inc. completed construction documents to re-roof pods 1 – 5. The pre-bid conference is scheduled on April 2, 2002 and the bid opening is scheduled for April 9, 2002. (Alicia Hernandez – 6 6645)**
- **Towers Jail – request for professional services from Craig Walling, Architect, Inc to provide design and specifications to re-roof the administration portion of the building at Towers Jail. (Alicia Hernandez – 6 6645)**
- **Completed lease renewal for Adult Probation office located in NE Phoenix. (Jim Blythe – 6 4641)**
- **Completed month-to-month lease for Public Defenders Office in the Luhrs Complex. (Jim Blythe – 6 4641)**

DOWNTOWN PHOENIX CAMPUS

- **Jackson Street Parking Garage and Clerk of Superior Court Customer Service Center – This facility is completed and fully operational. Several items remain to be completed for close-out such as submittal of the final record drawings and some signage issues. (Bob Yantzer – 6 0039)**
- **Administration Building (Plaza de Maricopa) – The team is still working to get the building in line with the budget. Design is ongoing. The project is going to be delayed anywhere from 3 to 16 months. The**

new schedule for completion and plan checking of the documents shows them to be ready for permitting by October 2002. (Bob Yantzer – 6 0039)

- **Madison Street water main relocation – Work involves the abandonment of a 42” water main in Madison Street between 5th Avenue and 8th Avenue and the installation of approximately 2,000 feet of new water main (1) in 5th Avenue between Madison and Jefferson, (2) in Jefferson Street between 5th Avenue and 8th Avenue, and (3) in 8th Avenue between Jefferson Street and Madison Street. Construction is expected to be completed by April 2002. (John Stover – 6 4153)**
- **Security Building/Center – Request for professional services from Craig Walling, Architect, Inc to perform roof observations and survey of the Security Building/Center facility existing roofs’ conditions. (Alicia Hernandez – 6 6645)**
- **Madison Street Parking Garage – Replace CCTV Surveillance System and relocate head end to Protective Services Security Office within the Madison Garage. Contracts were awarded and signed off on March 8, 2002. The bid was awarded to Benson Security Systems, Inc. substantial completion scheduled for April 20, 2002. (Gary Polega – 6 6370, Jordan Dacquisto – 6 8350)**
- **JIS Computer Room Upgrade – Project has been created to upgrade the JIS Computer Room to meet present mechanical and electrical codes. Design is scheduled to be completed June 30, 2002. (John Stover – 6 4153)**
- **Completed license for temporary construction and equipment storage for the USEPA at empty lot at 5th Ave and Fillmore. (Tony Chavez – 6 4282)**
- **Security Building/Center – Request for professional services by Briggs & Paxton to provide specification and design to remove and replace boilers. Construction documents will be completed by June 15, 2002. (Alicia Hernandez – 6 6645)**
- **Security Building/Center – Design of new variable air volume air handler, chilled water piping, distribution system and the evaluation of outside air ducts, sealed louvers, exhaust systems, boiler combustion air for both buildings has been completed. (Alicia Hernandez – 6 6645)**
- **Security Building – Request for professional services from DWL Architects to demolish and construct a tenant improvement design for Adult Probation Administration to relocate on the 3rd floor of the Security Center. (Alicia Hernandez – 6 6645)**
- **Security Building/Center – Fire alarm backbone was bid out and Siemens was low bidder. Project completion is scheduled for August 2002. (Ken Jones – 6 6060)**
- **Security Building/Center – Life, Safety, Infrastructure improvements – project was re-bid on March 5, 2002. Project under bid negotiation phase notice to proceed with construction 1st week of April 2002. (Alicia Hernandez – 6 6645)**
- **FMD is completing drawings for the upgrade of security at the loading dock area of the Administration Building. This consists of two (2) overhead rolling metal grilles and accompanying controls. The bidding is complete and the project should begin after April 1, 2002. (Bob Metelits – 6 6624)**
- **Materials Management – Upgrade air conditioning system. Construction documents are scheduled for completion April 2002. Equipment will be procured 2nd quarter CY 2002; and stored for installation in the fall of 2002. (Bob Kegel – 6 6634)**
- **Madison Jail Underground parking area has been upgraded with new lighting for energy and safety considerations. (Randy Despain – 6 4798)**

- Planning managed the systems furniture reconfiguration for Office of the Chief Information Officer (4th Floor, Administration Building) and incorporated recycled furniture components within the project. AutoCAD was used to design and provide installation drawings. (Richard Imburgia – 6 1730)
- Planning managed the programming, design and installation of systems furniture, along with coordinating relocation needs to include moving, electrical and telecom for Environmental Services recycled furniture components were incorporated into the project. (Richard Imburgia – 6 1730)
- County Attorney – 2nd floor Administration Bldg renovation – Request for professional services from Eric Liebsohn, Architect to provide construction documents and specifications to subdivide existing library into an office. Bid opening on April 19. Project under bid/negotiation phase. Notice to proceed with construction mid-April 2002. (Alicia Hernandez – 6 6645)
- County Attorney – 8th Floor Administration Bldg – Request for professional services to provide construction documents and specification to remodel 8th floor general office space. (Alicia Hernandez – 6 6645)

HUMAN SERVICES CAMPUS

- Maricopa County working with the City of Phoenix, Maricopa Association of Governments and other agencies developed a preliminary conceptual design for a Homeless Assistance Center between 9th Avenue and 13th Avenue generally between Jackson Street and the railroad tracks. The center will provide various services in providing healthcare services to homeless persons and assisting in their transition to permanent housing. The center would be one of several throughout the County. The Board of Supervisors allocated funding for site acquisition and the schematic design of Healthcare for the Homeless, the Day Resource Center and the overall site plan. The Board of Supervisors also authorized the County to acquire the lumberyard site between 9th and 12th Avenues by condemnation. FMD is in the process of acquisition. Environmental and archeology testing programs have been developed. The Evaluation Committee selected five firms to submit technical proposals. Interviews were conducted on February 5th, 2002. BPLW Architects and Engineers were selected and awarded the design contract for the project. (Neil Urban – 6 5988)
- Initiating relocation program for lumber yard owner and tenant. (Tony Chavez – 6 4282)

SOUTHEAST REGIONAL FACILITY

- Renovation of the Southeast Regional HVAC system began in November. Work is scheduled to be completed in May 2002. (John Stover – 6 4153)
- A project is underway to put all Superior Court security systems on emergency power. This was awarded to Malone Electric and is scheduled for completion April 15, 2002. (Gary Polega – 6 6370)
- Project to upgrade CCTV Security System by ASSI Security of Arizona. Scheduled to be completed by April 30, 2002. (Gary Polega – 6 6370)
- FMD continues to assist the Court by overseeing the 2nd floor courtroom build-out. (Larry Sorenson – 6 6764)
- A 14,000 sq ft segment of the Sheriff's Mesa substation will be remodeled into an Early Disposition Court. The Court and MCSO have approved a final layout. Architectural work will be completed in May/June 2002. (Larry Sorenson – 6 6764)
- Clerk of the Superior Court – Family Support Services – SE Mesa – Demolition of vault to create offices. Design has been completed. Construction began March 25, 2002. (Alicia Hernandez – 6 6645)
- Processing lease renewal for County Attorney (Juvenile Section), Mesa. (Tony Chavez – 6 4282)

SPACE PLANNING/REGIONAL SERVICE CENTERS

- **The Planning Division retained a planning consultant to evaluate the “highest and best” storage/warehousing use of the existing Maricopa County Sheriff’s Office and Materials Management Warehouse. The consultant conducted a needs assessment of the Sheriff’s Property and Evidence storage facility and evaluated the potential for the relocation of this function into the Sheriffs Warehouse Facility. Preliminary findings indicate the feasibility of relocating the Property and Evidence Storage facility to the warehouse and also providing adequate space for FMD systems furniture storage. The final report was presented to the FRC in February 2002. (Neil Urban – 6 5988)**
- **The Planning Division is studying alternatives for the relocation of the Elections Department administrative offices, ballot tabulation facilities and warehouse. Staff evaluated the existing space program and developed required future space based on demographic projections. Alternatives for leasing or purchasing an existing facility or a lease-purchase arrangement for new construction are being evaluated. The results of the study will be presented to the FRC. (Neil Urban – 6 5988)**
- **Upon BOS approval of recommendations by consultants BRW/Elliot Pollack to pursue development of site-planning activities for the three projected Regional Service Centers (Northwest, West, and the Northeast), the following three steps were undertaken:**

Northwest Regional Center

An IGA was initiated and agreed upon between the County and the City of Surprise to install modular buildings as a temporary Superior Court facility within the Surprise City Center (which is the future location of the Northwest Regional Center). This will be the first phase of the establishment of the regional center in the Northwest. The City of Surprise prepared the site. Lafferty Construction was selected to design and construct the modular court facilities, which is scheduled for completion by May 2002. Building design was completed and approved by County. Court facility construction started with the foundation completed. Modular units to be delivered the last week of March and installation completed the first week of May. Final inspection scheduled for June 28, 2002. City of Surprise is designing and coordinating construction of roads and utilities to the County site.

A second IGA is being initiated to share the cost and the efforts for a site planning/development study for the County Regional Center and the Surprise City Center, and to choose an architecture consultant for the study. The Smith Group Inc. was selected to conduct the study. The study is to be completed within 120 days, after which it will be presented to the BOS and to the Surprise City Council for final approval. (The IGA is currently in the approval stage) (Chuck Williamson - 6 8597)

West Regional Center

A similar process was followed in developing the West Regional center with the City of Avondale. An IGA was developed to share in the cost and efforts of conducting a site planning study for the Avondale Government and the County Regional Center. The entire site occupies 60 acres on the southeast corner of 115th Avenue and Van Buren. The consulting firm of BRW was selected to conduct the study. The study is to be completed within 120 days of approval of the IGA, and will be presented to the BOS and the Avondale City Council for final approval.

Northeast Regional Center

We continue to explore the possibility of acquiring part of the Chauncy Ranch site for the Northeast Regional Center. Both Westcor and the Chauncy family, co-owners of the site, have shown a strong interest in having the County as part of their future development. While the site represents an excellent opportunity for future government center, the cost of acquiring it is of concern. Thus we continue to explore different options.

Another site under study is located at the intersection of 101 and Pima Rd in a retention zone, and offers the possibility for a partnership between the County, the State and the City of Scottsdale. Once the site is determined, a site planning study will be initiated. (Paul Gabriel – 6 5561)

COLLABORATION

- **Protective Services is working with Public Health Administration on providing off-site security for their Community Health Nursing Immunization Program, which began in January 2001. This program is for eight different locations for the 2002 calendar year. (Jordan Dacquisto – 6 8350)**
- **Protective Services is working with the architects/engineers who are constructing the new Forensic Science Center, Durango Parking Garage, and Administration Building regarding security access and camera systems. (Jordan Dacquisto – 6 8350)**
- **Protective Services is working with FMD Design & Construction Division on securing the Administration Building loading dock with installing electronically operated overhead security link gates. (Jordan Dacquisto – 6 8350)**
- **Protective Services is working with FMD Design & Construction on strategically relocating the guard shack in the Jefferson Garage so officers can view both the entry and exit points at one time which will enhance security within the structure. (Jordan Dacquisto – 6 8350)**
- **FMD continues to assist the Stadium District in the administration of various new construction projects at the Bank One Ballpark. Current projects include clerestory glazing evaluation, structural and ADA reviews of temporary construction necessary for the Insight.com Bowl, and oversight of the \$2M 4th Street Pedestrian Bridge. (Larry Sorenson – 6 6764)**
- **Completed new lease between Head Start and the Mesa Salvation Army. (Tony Chavez – 6 4282)**
- **Completed new lease between Head Start and Boys and Girls Club, Mesa site. (Ken Johnson – 6 1344)**
- **Completed new lease between Head Start and Mesa, First Presbyterian Church. (Ken Johnson – 6 1344)**
- **Completed lease renewal between Library District and Sun Lakes. (Jim Blythe – 6 4641)**
- **Completed new lease for Public Health, Tobacco Tax. (Jim Blythe – 6 4641)**
- **Completed new lease for WIC Administration. (Jim Blythe – 6 4641)**
- **Completed lease extension with Federal Highway Administration for leased space in the Security Building. (Jim Blythe – 6 4641)**
- **Processing lease renewal between Head Start and Boys and Girls Club, Gilbert site. (Ken Johnson – 6 1344)**
- **Processing lease renewal between Head Start and City of Chandler. (Ken Johnson – 6 1344)**
- **Processing new lease between Head Start and First United Methodist Church in Tempe. (Ken Johnson – 6 1344)**
- **Processing lease renewal between Head Start and City of Scottsdale. (Tony Chavez – 6 4282)**
- **Completed new lease for Public Health, immunization clinic. (Jim Blythe – 6 4641)**

- Planning managed the systems furniture reconfiguration for the Assessor's Office in Scottsdale. Recycled furniture components were incorporated into the project. AutoCAD was used to provide design and installation drawings. (Richard Imburgia – 6 1730)

MISCELLANEOUS

- Average maintenance and repair work orders completed for the quarter 6,238 corrective maintenance & 1,268 preventive maintenance jobs. (Rick Barker - 6 8194)
- Facilities Management Durango Maintenance Facility Design-Build Project – programming and schematic design of the 25,540 sq ft facility is well underway. Publication of the request for letters of interest occurred on September 13th and 20th. Three final design/build teams were selected for final competition. The project was re-justified by the FRC for recommendation to the BOS on January 17, 2002. BOS approved project to proceed with RFP phase on March 6, 2002. FMD working with CJFDD to get Parks and Recreation building on to the site. RFP was released on March 28, 2002. (Steve Granillo – 6 6764)
- The Sempra Energy contract is 99% complete with all lighting projects and approximately 99% of mechanical projects completed. Remaining work at the Durango Juvenile chilled water consolidation project will be completed after the Juvenile Expansion Project completes the new entry gate on the east side. (Randy Despain – 6 4798)
- A comprehensive asbestos abatement of building 1916 at Durango will be completed by the middle of April. (Marc Richardson – 6 6646, Elliot Bloom – 6 8175)
- Emergency Management Center – Upgrade Security by adding card access, CCTV and Electric Gate is in bidding phase. (Gary Polega – 6 6370)
- Customer Meetings held by the O&M division with County's departments are continuing. The meetings help the O&M division ascertain ways to assure continuous customer satisfaction Countywide. (Cora Sanchez – 6 8756)
- O&M division filled vacant positions that are dedicated to improve service and response time throughout the County. Lorenzo Rodriguez is the Stationary Engineer for the East and Central Courts; Kerry Olson is the Facilities Engineer assigned to the Administration and West Court Buildings; and Robert Mitchell is the 2nd Shift Facilities Engineer for the Durango Complex. (James Brown – 6 8888)
- Adult Probation – A project to replace the block wall across the back of Glendale Adult Probation was bid. Low bidder was Arizona Built Rite. Work will begin April 14, 2002. (George Clark – 6 8188)
- FMD will be providing dust control on the roads at the White Tanks Cemetery. (Marc Richardson – 6 5646)
- FMD will be applying dust control at McDowell Mountain Park. (Marc Richardson – 6 5646)
- Emergency Management Center – A replacement back-up generator will be installed by Specified Electric by the end of May 2002. (Ken Jones – 6 6060)